

Dayton Planning Board
June 5, 2018

Members Present: Dan Plourde, Bruce Reynolds, Darren Adams, John Boissonnault, Darren Adams, Shannon Belanger

Town Employees Present: Jim Roberts (CEO), Linda Bristol (Secretary)

Public Present: Lisa Morse

Administrative:

Meeting Minutes were read from May 22, 2018. Darren Adams made a motion to accept the minutes and John Boissonnault seconded the Motion. All voted in favor.

Old Business:

Wilderness Acres—Steve and Lisa Morse

Lisa Morse appeared before the Board and explained that their plan to split off five acres from the remaining 30 acres had fallen through today. They will now basically split it approximately in half and come back before the Board. They will get a new drawing done and Jim and Dan both noted that it should show the 20-foot wide road with shoulders, drainage ditches and culvert.

Dan said he thinks it will be an amendment to split the lot because it makes a fourth lot.

Lisa asked to come to the next meeting. Dan told her that we have a site walk and public hearing at the next meeting on June 19th and that it would be too much to add anything else. He suggested that she get the new drawing to the Board for review and then they will be on the schedule for the July 17th meeting.

Lisa said she would get something to the Board next week.

Also under Old Business, the Buda Subdivision was discussed.

Shannon said she has a checklist finished and will send it out to the Board for review. The Board needs to see their proposed monumentation. The Code tells what should be pins and what should be concrete. Also, the Board needs to see the road design. A road cross-section should be on the plan and performance guarantees.

Jim said that we need Findings of Facts to support the decision.

Shannon noted that the Code requires larger tracts of land to set aside ten percent as open space with a dedicated easement over the lot. They could use the land by the high water mark for their open space. Jim noted that variances cannot be given for Zoning Codes.

New Business:

None discussed.

Other Business:

None discussed.

Shannon Belanger made a motion to adjourn and Darren Adams seconded it. The meeting adjourned at 7:30 PM. The next meeting will be on June 19, 2018, which will be a Site Walk at the Buda's planned Subdivision at 6:00 PM with a Public Hearing following the Site Walk at the Town Office. The next regular meeting will be on July 17, 2018, at 6:30 PM at the Dayton Town Office.

Linda Bristol Date: 6-19-18

Linda Bristol, Secretary

Dan Plourde Date: 6-19-18

Dan Plourde, Chairman

COPIES TO: Jim Roberts, Code Enforcement Officer; Selectmen; and Tax Assessor

THESE MINUTES MAY NOT BE TRANSCRIBED VERBATIM. SECTIONS MAY BE PARAPHRASED FOR CLARITY.